



CITY OF LA

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La Pine, Oregon 97739
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**CITY OF LA PINE PLANNING DIVISION
ADMINISTRATIVE DECISION: Minor Partition**

FILE NO. 04PA-23

- APPLICANT:** Edward & Shellie Rivera
52640 Huntington Road
La Pine, OR 97739
- OWNER:** Edward Rivera & Keith Hackbarth
52640 Huntington Road
La Pine, OR 97739
- SURVEYOR:** Tye Engineering
Pam Tennant
725 NW Hill Street
Bend, OR 97703
- LOCATION:** The subject property is located at 52640 Huntington Road. The lot is identified as Tax Lot 900 on Deschutes County Assessor’s Map 21-10-35AD.
- REQUEST:** The Applicant is requesting Tentative Plat Review to Partition the subject property into two parcels.

I. APPLICABLE STANDARDS, PROCEDURES, AND CRITERIA:

City of La Pine Development Code

Article 3. Zoning Districts

- Chapter 15.18 Residential Zones

Article 5. Development Standards

- Chapter 15.88 Access and Circulation
- Chapter 15.90 Public Facilities
- Chapter 15.92 Additional Standards for Land Division
- Chapter 15.94 Completion or Assurance of Improvements

Article 7. Procedures

- Chapter 15.204 Application Procedures

**La Pine Community Development Department – Planning Division
PO Box 2460 16345 Sixth Street La Pine, Oregon 97739
Phone: (541) 536-1432 Fax: (541) 536-1462 Email: info@ci.la-pine.or.us**

Article 9. Land Divisions

- Chapter 15.410 Land Partitions

II. DECISION:

Approved, subject to the conditions of approval identified below.

Conditions of Approval:

1. Approval is based on the materials submitted by the applicant. Where specific improvements have been proposed and approved as submitted, the construction of those improvements shall be a condition of approval, even if not expressly listed herein, unless modified by an express Condition of Approval. Any substantial alteration to the approved minor partition, beyond those that may be required to comply with the conditions of this approval, will require a new application.
2. Within two (2) years of approval of the partition, the partitioner shall have prepared and submitted to the City Planner or other duly designated City representative a final partition map prepared by a licensed surveyor and any other materials or documents required by the approval.
3. The final map shall provide a certificate for approval of the subject partition by the City Planner or other duly designated City representative. The final map shall also contain a certificate for execution by the County Tax Collector and a certificate for execution by the County Assessor. The final map shall first be submitted to and approved by the County Surveyor prior to obtaining the required signatures.
4. Upon approval, the partitioner shall file the original map with the County Clerk, the true and exact copy with the County Surveyor and copies of the recorded plat, and a computer file of the plat with the City Recorder, City Planner or County Surveyor. The County Surveyor may request an additional number of copies required at the time of final plat review if deemed appropriate.
5. In addition to the procedures required for City approval of a final map for a partitioning, other required processing procedures are set forth in Chapters 15.414 and 15.418, and shall be met.
6. If any grading, cutting, or filling exceeds the standards of 15.92.10(F), the Applicant shall submit grading plans to the City for review and approval prior to construction or final platting.
7. An ongoing condition of approval requires that all utilities be installed underground, unless otherwise approved by the city.
8. The Applicant shall comply with the requirements of 15.94.010. All infrastructure construction plans shall be submitted to the City for review and approval prior to construction and/or final platting. As-built for public improvements shall be filed with the final plat.
9. Upon land use approval or building permit application, construction plans that include all proposed and/or required public improvements, water/sewer service connections, site grading/drainage and utilities shall be submitted to the City for review and approval, prior to construction. The stormwater drainage design shall comply with Central Oregon Stormwater Manual and shall include calculations to support the design.
10. If development on the lots is to occur prior to installation of City sewer services in this neighborhood, each parcel shall be served by individual septic systems on site until public sewer services are available. Prior to issuance of building permits, Deschutes County Environmental Health septic system approval shall be required for each septic system for each lot.
11. If development on the lots is to occur prior to installation of City water services in this neighborhood, each parcel shall be served by individual wells on site until public water services are available. Prior to issuance of building permits, appropriate permits and approvals shall be granted by the Oregon Water Resources Department.

12. All work within Deschutes County right-of-way requires approval from the Deschutes County Road Department.
13. Driveways shall access lower classification roadways (Parcel 1 shall take access from Pine Place).
14. No driveway shall access Pine Place less than 200' from Huntington Rd, as measured from the intersection of the centerlines of the two roads.
15. Prior to final plat approval:
 - a. The developer shall dedicate 9 feet of public right of way along the project frontage for Huntington Road and 7' right-of-way along the entirety of frontage on Pine Place. The right of way may be dedicated on the final plat.
 - b. Applicant shall design and construct drainage swales for the full frontage of Huntington Road, to contain stormwater runoff from the subject property's side of the Huntington Rd centerline as well as runoff from the sidewalk. Drainage calculations, swale designs and sidewalk designs shall be reviewed and approved by the City Engineer and the Deschutes County Roadway Engineer.
 - c. Engineered construction plans that include all proposed public improvements (swales and sidewalks) shall be submitted to the City and to the Deschutes County Road Department for review and approval. Final plans shall be submitted to the City with a signature line for City of La Pine Public Works Manager and for Deschutes County Road Department.
 - d. The developer shall construct a 6' wide sidewalk for the full frontage of Huntington Road within and adjacent to the back of the right-of-way, in accordance with City sidewalk design standards.
 - e. The developer shall construct the required public improvements (swale and sidewalk) as approved, or provide a performance bond prior to construction in the amount of 120% of their estimate cost. The cost estimate shall be reviewed and approved by the City. Prior to construction, a pre-construction meeting with the construction contractor shall be held prior to notice to proceed from the City.
 - f. The City will require a one-year maintenance surety bond for 10% of the value of all improvements, to guarantee maintenance and performance for a period of one year from the date of acceptance of the improvements.

DURATION OF APPROVAL: This approval shall lapse, and a new approval shall be required, if the use approved in this permit is not initiated within two (2) years of the date that this decision becomes final, or if development of the site is in violation of the approved plan or other applicable codes.

THIS DECISION BECOMES FINAL TWELVE (12) DAYS AFTER THE DATE MAILED, UNLESS APPEALED BY THE APPLICANT OR A PARTY OF INTEREST IN ACCORDANCE WITH ARTICLE 7 OF THE CITY OF LA PINE LAND DEVELOPMENT CODE.



Brent Bybee, Principal Planner
City of La Pine

Date: July 27, 2023

